

# \$494,900 - 1308 56 Avenue, Lloydminster

MLS® #A2170101

**\$494,900**

3 Bedroom, 2.00 Bathroom, 1,267 sqft  
Residential on 0.12 Acres

College Park, Lloydminster, Alberta

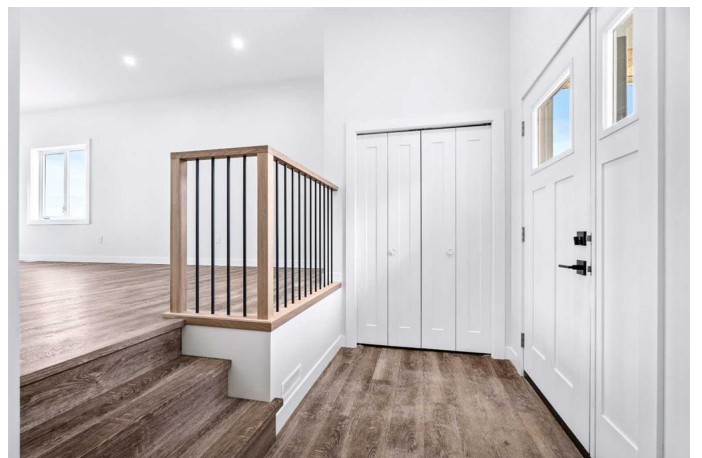
This raised bungalow has all the features and benefits you are looking for in a new home...this 1267 square foot three-bedroom home has one of the nicest layouts we have seen- large master bedroom with ensuite and walk in closet... everything works well for furniture placement and functional living. The large foyer and oversized garage (24' by 24') are everything you have been wanting but unable to find. The large island and kitchen design is well suited for entertaining.. so too is the open plan with full sight lines between kitchen/dining and living room areas. The 9-foot ceilings on the main floor and the ICF foundation add extra benefit and livability to this well-built home. The location in a crescent-off the busy streets will be a feature you will come to love.. price includes a 4-piece kitchen appliance package and double concrete driveway. Get interested in this home early enough to pick your finishing choices. **IMPORTANT TO NOTE:** This home is built to meet or exceed NRCan EnerGuide Rating System and CMHC buyers are eligible for a refund of up to 25% of their CMHC premiums- (buyer's must qualify and meet certain requirements, and size of refund is subject to application approval.)

Built in 2024

## Essential Information

MLS® #

A2170101



Price	\$494,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1308 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Stove(s), Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

## **Additional Information**

Date Listed	October 2nd, 2024
Days on Market	191
Zoning	R1

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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